

DESCRIPTION

WHEREAS, Cornerstone Baptist Church is the owner of an 11.542 acres of land situated in the William Snyder Survey, Abstract Number 821, Collin County, Texas and being part of a 21.616 acre tract of land as described in a Special Warranty Deed from the Estate of Richard Charles Ingram to Mary Claudette Carrell and recorded as instrument No. 96-0093047 of the Real Property Records of Collin County, Texas, and being the same tract of land described in the deed from William A. Carrell and wife, Mary Claudette Carrell to Cornerstone Baptist Church and recorded in Volume 5424, at Page 297 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a "PK" nail found for the southeast corner of said 21.616-acre tract the same being the called southeast corner of the William Snyder Survey, Abstract No. 821, said point having a coordinate value of X = 2,546,850.13 feet; Y = 7,083,055.24 feet;

THENCE, South 89 degrees 33 minutes 39 seconds West (Deed: South 89 degrees 52 minutes West) with the south line of said 11.543-acre tract at a distance of 277.67 feet pass a point at the projected centerline of Rathbone Drive having a bearing of North 00 degrees 51 minutes 33 seconds West (Plot: North 00 degrees 28 minutes 36 seconds West) and said point being a distance of 306.78 feet from an "X" found in the concrete pavement having coordinates of X = 2,546,577.12 feet; Y = 7,082,746.42 feet marking the centerline intersection of said Rathbone Drive and Ridgeway Drive as they appear on the Amended Plat of Parker Lake Estates, Phase 2 recorded in Volume N, Slide 808 of the Map Records of Collin County, Texas, and having a document number of 2002-0063087, and continue on the same course an additional distance of 53.76 feet for a total distance of 331.43 feet to a "PK" nail found for the southwest corner of said 11.543-acre tract;

THENCE, North 00 degrees 23 minutes 47 seconds West (Deed: North 00 degrees 05 minutes 00 seconds West) at a distance of 473.64 feet pass 0.3 feet west of a 1/2-inch iron rod found with a cap stamped "Collins" and continue on the same course an additional distance of 1,116.69 feet for a total distance of 1,590.33 feet (Deed: 1,590.40 feet) to a 1/2-inch iron rod found for the northwest corner of the 11.543-acre tract in a drainage ditch, from which a 1/2-inch steel rod in concrete capped with an aluminum disk having coordinates of X = 2,546,512.18 feet; Y = 7,084,636.61 feet bears South 35 degrees 44 minutes 26 seconds East a distance of 7.56 feet;

THENCE, North 89 degrees 34 minutes 03 seconds East (Deed: North 89 degrees 56 minutes 12 seconds East) along the center of a drainage ditch at a distance of 131.18 feet passing a 1/2-inch iron rod found with a red plastic cap stamped "RPLS #4701", then continuing on the same course an additional distance of 5.53 feet for a total distance of 136.69 feet (Deed: 136.65 feet) to an angle point in said ditch, from which a 1/2 inch iron rod found bears South 48 degrees, 41 minutes, West, 0.26 feet;

THENCE, South 38 degrees 28 minutes 38 seconds East (Deed: South 38 degrees 09 minutes 51 seconds East) with the center of said drainage ditch a distance of 315.73 feet (Deed: 315.78 feet) to a 1/2 inch iron rod found for the northeast corner of the 11.543-acre tract and the northeast corner of the 21.616-acre tract;

THENCE, South 00 degrees 23 minutes 47 seconds East (Deed: South 00 degrees 05 minutes 00 seconds East) with the east line of said 21.616-acre tract at 22.49 feet pass 0.24 feet east of a 1/2-inch iron rod found for the northwest corner of a 7.48-acre tract of land described in the deed from Sandy L. Bedell, et al to Nasir Odza dated April 5, 2004, and recorded in Volume 5645, at Page 1967 of the Deed Records of Collin County, Texas, and continue on the same course at an additional distance of 661.30 feet pass a 1/2-inch iron rod found and continue on the same course an additional distance of 657.66 feet for a total distance of 1,341.50 feet to the PLACE OF BEGINNING and containing 502,793 square feet or 11.542 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That CORNERSTONE BAPTIST CHURCH, does hereby adopt this plat, designating the herein above described property as THE CORNERSTONE BAPTIST CHURCH ADDITION, an addition to the City of Lucas, Texas. The easements shown thereon are hereby reserved for the purpose indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. The maintenance of paving on the utility and fire easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or interference with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have at the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas, Collin County, Texas.

DO HEREBY dedicate same to be known as as THE CORNERSTONE BAPTIST CHURCH ADDITION, an addition to the City of Lucas, Texas and dedicate to the public the streets, alleys, easements, parks and other open spaces as shown hereon.

Executed this 11 day of September, A.D., 2005.

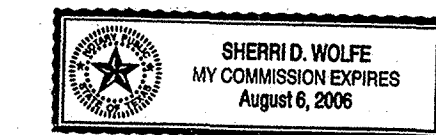
David Wolfe
Notary Public
Title: Trustee

STATE OF TEXAS
COUNTY OF Collin

BEFORE ME, the undersigned authority, on this day personally appeared David Wolfe, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

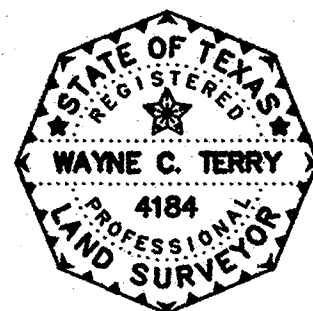
Given under my hand and seal of office this the 11th day of September, 2005.

Sharon D. Wolfe
Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

I, Wayne C. Terry, do hereby certify that I have prepared this plat from an actual on the ground survey of the land as described, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City Planning and Zoning Commission of the City of Lucas, Texas.



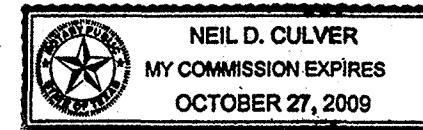
Wayne C. Terry
Registered Professional Land Surveyor
Registration No. 4184

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Wayne C. Terry, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this 11 day of Oct., 2005.

Notary Public for and in the State of Texas
My commission expires: 10/27/21



NOTE:
Bearings and coordinates shown hereon and in the above description are based on the North Central Zone of the Texas Coordinate System of 1983, and are tied to the National Geodetic Survey Triangulation Station "NEWSOME" designated DNO376 located on the USGS Quadrangle Map "McKinney West" in Collin County, Texas, and said station has a NAD-83 geographic coordinate value of:
33 degrees 09 minutes 41.11438 North Latitude
096 degrees 39 minutes 23.03404 West Longitude

All distances are reported as horizontal surface measurements.

The convergence angle at the site is +1 degree 01 minute 45 seconds.

According to the F.E.M.A. Flood Insurance Rate Map #49085C0455 G with a date of January 19, 1996, the subject property is located in Zone X - Areas determined to be outside the 500-year flood plain.

(CM) = CONTROLLING MONUMENTS.

Notice: Selling a portion of this property by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

The undersigned, the City Secretary of the City of Lucas, Texas, hereby certifies that the foregoing Plat of the Cornerstone Baptist Church Addition was submitted to the City Council on the 31 day of October, 2005, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat, and said Council further authorized the Mayor to note acceptance thereof for the construction by signing his/her name as herein above subscribed.

Witness my hand the 31 day of October, A.D., 2005.

Kathy Wingo
City Secretary
City of Lucas, Texas



RECOMMENDED FOR APPROVAL

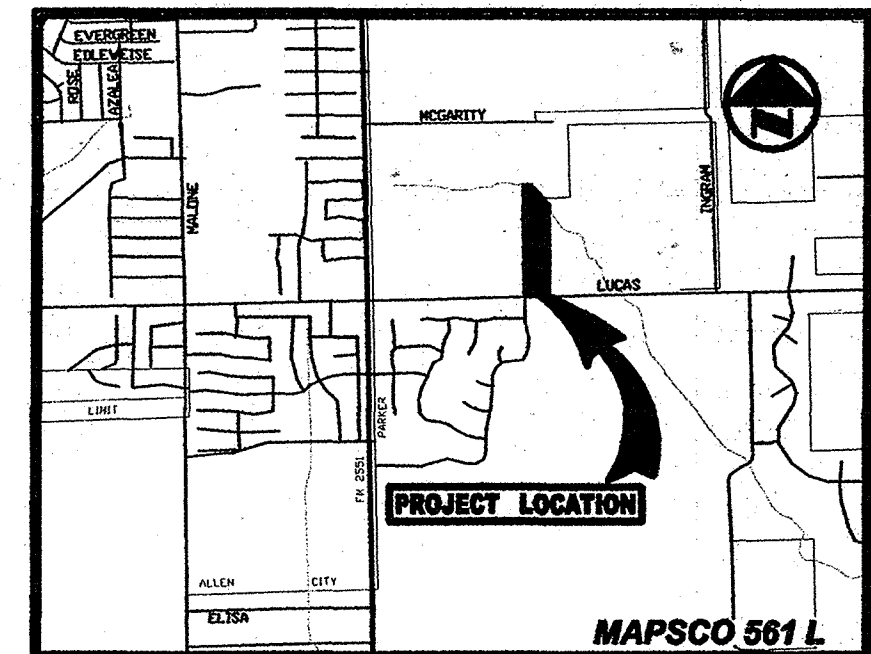
Michael
Chairman, Planning and Zoning Commission
City of Lucas, Texas

21 Oct 05
Date

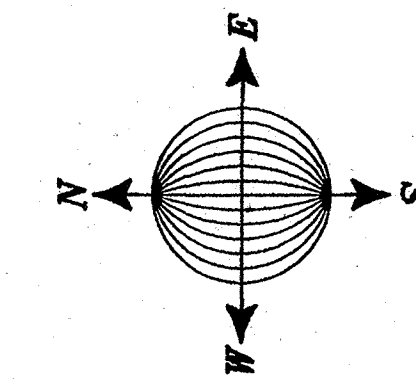
APPROVED FOR PREPARATION OF FINAL PLAT

Sharon D. Wolfe
Mayor
City of Lucas, Texas

31 Oct 05
Date



VICINITY MAP



GRAPHIC SCALE IN FEET
Scale: 1" = 60'

LEGEND
IRF = IRON ROD FOUND
"PK" FND = "PK" NAIL FOUND

FINAL PLAT **CORNERSTONE BAPTIST CHURCH ADDITION**

11.542 ACRES
ZONED AG

AND BEING SITUATED IN THE
WILLIAM SNYDER SURVEY, ABSTRACT NO. 821,
CITY OF LUCAS, COLLIN COUNTY, TEXAS

APPLICANT: R-DELTA ENGINEERS, INC.
618 MAIN STREET, SUITE 200
GARLAND, TEXAS 75040
TEL (972) 494-5031

OWNER: CORNERSTONE BAPTIST CHURCH
4209 MAIN STREET
ROWLETT TEXAS 75088
TEL (972) 475-3149

R-DELTA ENGINEERS, INC.
ENGINEERS, LAND PLANNERS
AND LAND SURVEYORS
618 MAIN STREET, GARLAND, TEXAS 75040 TEL (972) 494-5031 On the Web at WWW.RDELTA.COM
DRAWN BY: NDC CHECKED BY: WCT SCALE: 1"=60' DATE: 8/23/2005 1363T.dwg